



Blackberry Close, Waterlooville

£1,700 Per Month



Williams of Petersfield

INDEPENDENT ESTATE AGENTS

Blackberry Close, Waterlooville

This four bedroom detached home sits in a cul-de-sac location within the village of Clanfield, with easy access to the A3.

The property consists of a spacious entrance hall, large living space with dining room and kitchen. The rear of the garage has been converted into a further reception room. This would make a great office or play room. A downstairs WC completes the ground floor accommodation. Part of the garage is still available for storage.

On the first floor are the four bedrooms, the master has en-suite and built in wardrobes. The upstairs is completed by a family bathroom.

The rear garden is mostly lawn but does have a patio area leading on from the dining room French doors.

No Pets.

EPC - C
Council Tax - E



Location - Clanfield


Clanfield is located in the south of East Hampshire, it is situated about 12 miles North of Portsmouth and six miles South of Petersfield and offers excellent access to the main A3 Motorway. It is a semi-rural village with three sides of the village joined by fields including Queen Elizabeth Country Park. Clanfield consists of two parts Old Clanfield and New Clanfield, Old Clanfield benefits from a local public house offering fantastic home cooked meals, convenience store and takeaways. New Clanfield benefits from newsagent, greengrocer, takeaways, butcher, optician, hardware store, hairdressers, coop and popular wine bar. Clanfield offers two schools, Petersgate Infant and Clanfield Juniors. There is a good bus route offering frequent services to the nearby town of Petersfield and popular Gunwharf Quays in Portsmouth.

Local authority

East Hampshire District Council
Penns Place, Petersfield
Hampshire, GU31 4EX
01730 266551

Additional Information

All main services


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

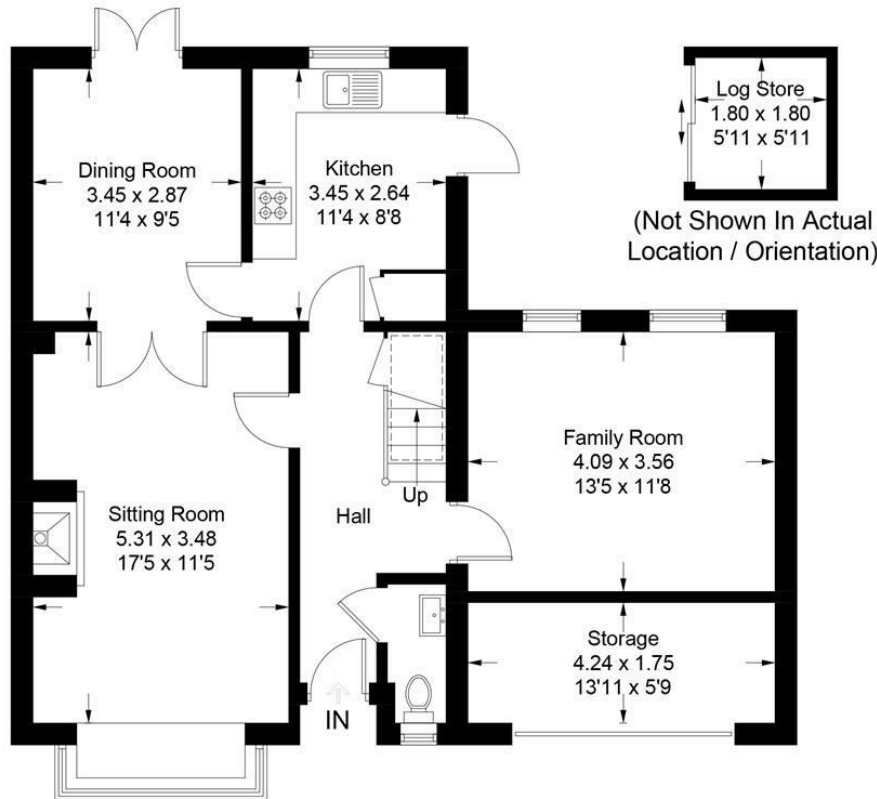


Blackberry Close, PO8 0PU

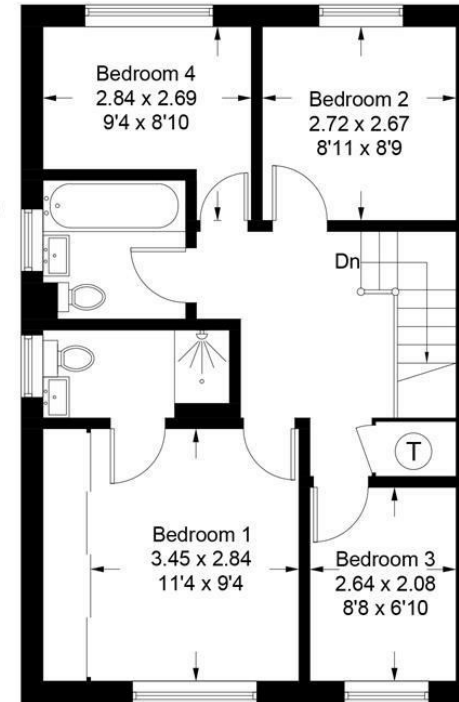
Approximate Gross Internal Area = 118.5 sq m / 1275 sq ft
Outbuildings = 10.2 sq m / 110 sq ft
Total = 128.7 sq m / 1385 sq ft



 = Reduced headroom below 1.5m / 5'0



Ground Floor



First Floor

These plans are for representation purposes only as defined by RICS - Code of Measuring Practice. Not to Scale.
Produced for Williams of Petersfield. (ID1029818)

Williams of Petersfield

6 - 8 College Street, Petersfield, Hampshire, GU31 4AD

01730 233333 sales@williamsopetersfield.co.uk www.williamsopetersfield.co.uk

The Property Misdescriptions Act 1991: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based upon information supplied by the seller. The agent has not had site of the title documents. A buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.